

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Knox County

State: TN

PJ's Total HOME Allocation Received: \$6,541,227

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 8				
% of Funds Committed	95.26 %	93.32 %	2	93.41 %	63	67	
% of Funds Disbursed	75.86 %	84.26 %	8	84.68 %	15	12	
Leveraging Ratio for Rental Activities	0.2	1.68	5	4.72	5	4	
% of Completed Rental Disbursements to All Rental Commitments***	22.45 %	83.41 %	8	80.76 %	2	2	
% of Completed CHDO Disbursements to All CHDO Reservations***	25.21 %	76.78 %	8	68.18 %	7	6	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	65.56 %	1	80.32 %	100	100	
% of 0-30% AMI Renters to All Renters***	93.33 %	45.71 %	1	45.16 %	95	97	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	71.15 %	1	95.04 %	100	100	
Overall Ranking:			In State: 8 / 8		Nationally: 16 12		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,331	\$13,730		\$26,037	15 Units	12.40 %	
Homebuyer Unit	\$17,266	\$12,452		\$14,755	35 Units	28.90 %	
Homeowner-Rehab Unit	\$25,210	\$24,670		\$20,487	71 Units	58.70 %	
TBRA Unit	\$0	\$11,227		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Knox County TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$25,860	\$59,145	\$30,016
State:*	\$41,564	\$70,469	\$32,351
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 1.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.75

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	86.7	91.4	98.6	0.0
Black/African American:	6.7	8.6	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:				
Hispanic	6.7	0.0	1.4	0.0

HOUSEHOLD SIZE:				
1 Person:	40.0	37.1	45.1	0.0
2 Persons:	46.7	28.6	28.2	0.0
3 Persons:	6.7	14.3	15.5	0.0
4 Persons:	0.0	8.6	2.8	0.0
5 Persons:	6.7	8.6	4.2	0.0
6 Persons:	0.0	2.9	2.8	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	1.4	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	26.7	45.7	15.5	0.0
Elderly:	6.7	0.0	46.5	0.0
Related/Single Parent:	66.7	20.0	11.3	0.0
Related/Two Parent:	0.0	28.6	23.9	0.0
Other:	0.0	5.7	2.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	20.0	0.0 [#]
HOME TBRA:	0.0	
Other:	33.3	
No Assistance:	46.7	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Knox County

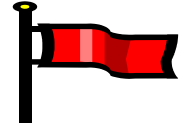
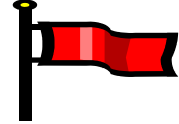
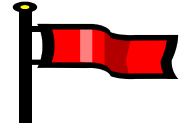
State: TN

Group Rank: 16
(Percentile)

State Rank: 8 / 8 PJs

Overall Rank: 12
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	22.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	25.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	3.73	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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